

REQUEST FOR COUNCIL ACTION

MEETING
DATE: 10-6-03

215-

AGENDA SECTION: PUBLIC HEARINGS	ORIGINATING DEPT: PLANNING	ITEM NO. E-11
ITEM DESCRIPTION: Final Plat #02-21 to be known as Stonebridge		PREPARED BY: Brent Svenby, Planner

September 30, 2003

Planning Department Review:

See attached staff report dated September 30, 2003 recommending approval subject to the following conditions:

- 1. A GIS Impact Fee and E911 Addressing Fee shall be assessed and must be paid prior to recording the final plat, per the September 26, 2003 memorandum from Rochester-Olmsted Planning Department – GIS Division.*
- 2. Parkland dedication shall be in the form of cash in lieu of land in the amount of \$19,090 with payment due prior to recording the final plat documents, per the September 19, 2003 memorandum from Rochester Park and Recreation.*
- 3. A paved right-turn lane and by-pass lane shall be provided from County Road 109, per the requirements of the County Engineer. The applicant is responsible for the cost and construction of the lanes.*
- 4. Outlot B shall be dedicated to the City Rochester after the mid-block pedestrian connection is constructed.*
- 5. The final plat documents shall be revised to dedicate a 10 foot drainage easement along the south side of Lot 11, Block 5 and along the north side of Lots 8 and 10, Block 5 as shown on the grading plan.*
- 6. The final plat documents shall be revised changing the roadway designation from 38 Avenue SE (County Road 109) to 36 Avenue SE (County Road 109).*
- 7. No Parking shall be allowed and "No Parking" signs shall be posted along one side of Bridgeview Lane SE.*

Council Action Needed:

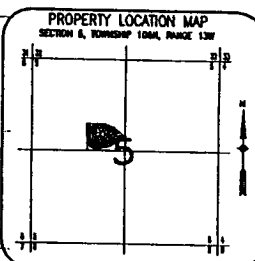
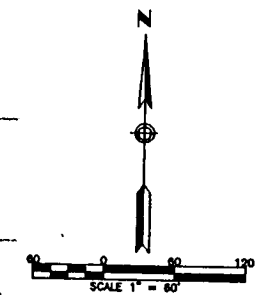
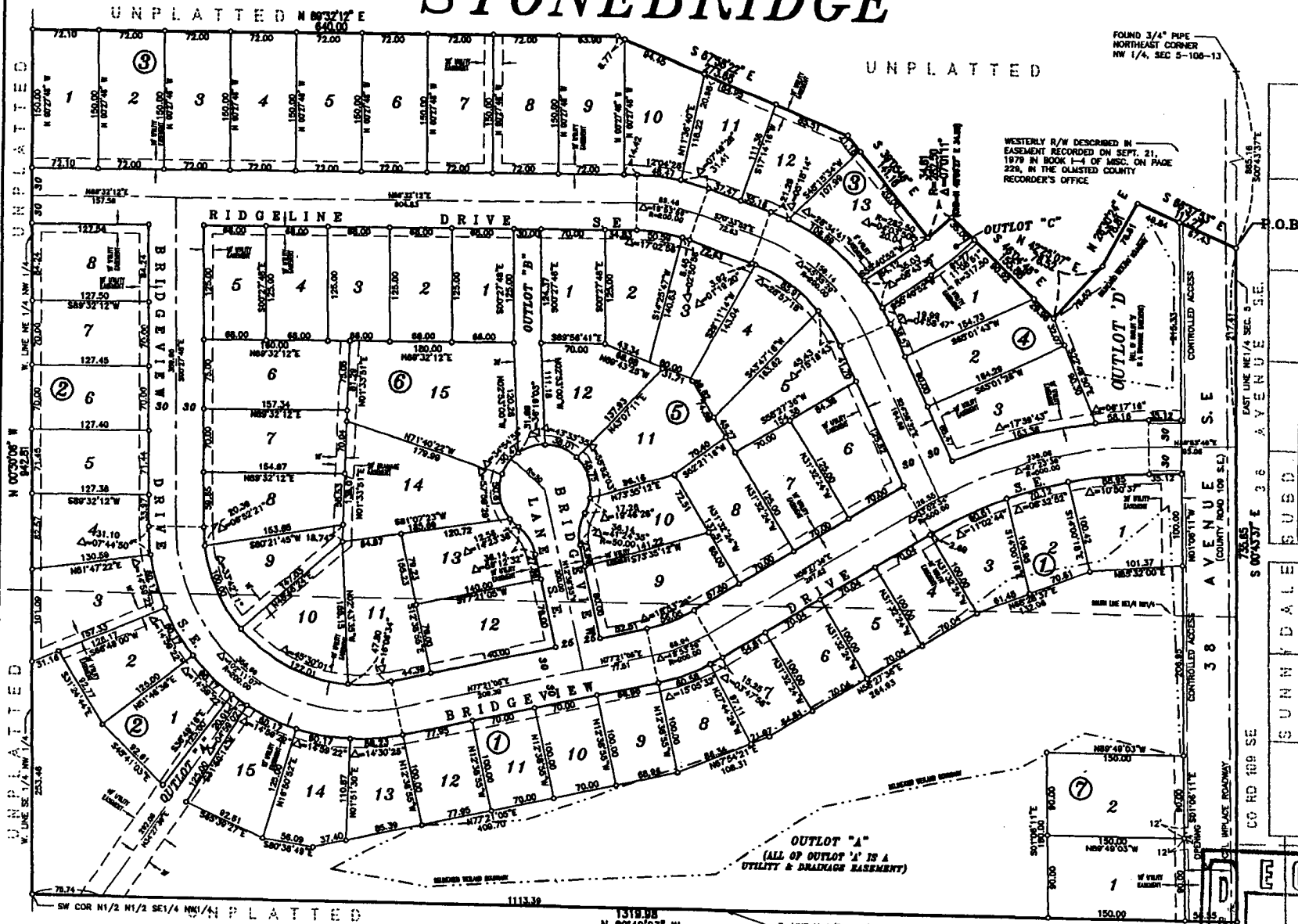
- 1. A resolution approving the plat can be adopted.*

Distribution:

1. City Administrator
2. City Attorney
3. Planning Department File
4. Applicant: This item will be considered sometime after 7:00 p.m. on Monday, October 6, 2003 in the Council Chambers at the Rochester / Olmsted County Government Center.
5. McGhie & Betts, Inc.

COUNCIL ACTION: Motion by: _____ Second by: _____ to: _____

STONEBRIDGE



NOTE: ALL DIMENSIONS SHOWN THERE ON ARE 5/8" DIA. CAPPED PIPES WHICH WILL BE SET WITH REVISIONS TO 11522 WITHIN 1 YEAR AFTER RECORDING OF THIS PLAT.

ALL DIMENSIONS SHOWN THERE ON ARE TYPED A/C TYPE UNLESS OTHERWISE NOTED.

DRAINAGE EASEMENT defined:
An unobstructed easement for the operation and maintenance of waterways, both surface and underground, running over, across, and under said easement.

UTILITY EASEMENT defined:
An unobstructed easement for the construction and maintenance of all necessary underground or surface public utilities including rights to conduct drainage and wiring on said easement.

CONTROLLED ACCESS defined:
Agrees or agrees to, from, or across the existing roadway is restricted by the road authority pursuant to Minnesota State Statute 160.06.

FOUND 3/4" PIPE
NORTHEAST CORNER
NW 1/4, SEC 5-106-13

WESTERLY R/W DESCRIBED IN
EASEMENT RECORDED ON SEPT. 21,
1979 IN BOOK 1-4 OF MISC. ON PAGE
226, IN THE OLUSTED COUNTY
RECORDER'S OFFICE

RECEIVED

SE COR N1/2 N1/2
SE 1/4 NW 1/4 SEC 58 2003

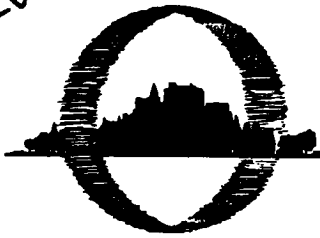
PREPARED BY:
JAMES G. BRETZ, INC.
CONSULTING ENGINEER
PLANNERS AND SURVEYORS
ROCHESTER, MINNESOTA

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ROCHESTER-OLMSTED PLANNING DEPARTMENT

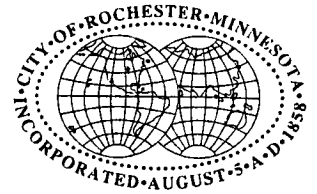
2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744



COUNTY OF

Olmsted

www.olmstedcounty.com/planning



TO: Rochester Common Council

FROM: Brent Svenby, Planner

DATE: September 30, 2003

RE: Final Plat #02-21 to be known as Stonebridge.

Planning Department Review:

Applicant/Owner: Exemplar, Inc., Money Purchase Pension Plan
7420 Unity Avenue North, Suite 310E
Brooklyn Park, MN 55443

Surveyors/Engineers: McGhie & Betts, Inc.
1648 Third Avenue SE
Rochester, MN 55904

Referral Comments: Rochester Public Works Department
RPU – Water Division
RPU – Operations
Planning Department – GIS Division
Planning Department - Wetlands
MnDOT
Park and Recreation
Fire Department

Report Attachments:

1. Location Map
2. Copy of Final Plat
3. Referral Comments (5 letters)

Development Review:

Location of Property: The property is located along the west side 36th Avenue SE (County Road 109) and south of College View Road (County Rd. 9).

Zoning: The property is zoned R-1 (Mixed Single Family) with the exception of Lots 10-12, Block 3 and Block 4 which are zoned R-2 (Low Density Residential) district on the zoning map.

Proposed Development: This development consists of 26.37 acres of land to be subdivided into 68 lots for single family residential use and 4 outlots.

Roadways: The first roadway labeled as "Bridgeview Drive SE" has a 60' wide right-of-way with a driving surface of 36' wide and intersects into County Road 109 to the east.

BUILDING CODE 507/285-8345 • GIS/ADDRESSING/MAPPING 507/285-8232 • HOUSING/HRA 507/285-8224

PLANNING/ZONING 507/285-8232 • WELL/SEPTIC 507/285-8345

FAX 507/287-2275



AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

The second roadway is a cul-de-sac labeled "Bridgeview Lane SE" has a 50' wide right-of-way with a driving surface of 29' wide and intersects with "Bridgeview Drive SE" to the south. The third roadway is labeled "Ridgeview Drive SE" has a 60' wide right-of-way with a driving surface of 36' wide driving surface.

Two lots are proposed with direct access to County Road 109. The Olmsted County Public Works Department has approved the public street and driveway access permit to County Road 109. Lot 1 and 2, Block 7 will need to have a shared driveway access to County Road 109.

A right turn lane and by-pass lane will be required to be constructed by the applicant at the public road access to County Road 109.

Pedestrian Facilities:

A Development Agreement has been executed for this property, which addresses the requirements for pedestrian facilities. Sidewalks will be required along all public roadways and a 10' wide bituminous path along County Road 109.

Drainage:

Grading and Drainage Plans have been approved for the subdivision.

Wetlands:

Minnesota Statutes now requires that all developments be reviewed for the presence of wetlands or hydric soils. The applicant has received approval of a Replacement Plan for the wetlands that are being filled on the property.

Public Utilities:

Final utility plans have been approved.

Spillover Parking:

As per Section 63.426 of the LDM, all residential development must provide spillover parking for service vehicles and visitors. This development requires 80 spillover parking stalls. It appears as though the additional parking can be accommodated on the roadways and most likely within private driveways, as well.

Parkland Dedication:

There is no parkland included within the boundaries of this plat. The Rochester Park and Recreation Department recommends that cash in lieu of land to satisfy the parkland dedication requirements of 1.66 acres for this plat.

Outlot B provides a mid-block pedestrian connection.

General Development Plan:

This property is included within the Stonebridge General Development Plan (GDP).

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Preliminary Plat Staff Review and Recommendation:

The Council approved a preliminary plat on April 21, 2003 for this property. The approval of the preliminary plat was subject to seven (7) conditions: The conditions are listed below:

1. Prior to the submittal of the final plat, the applicant shall enter into a development agreement with the City that outlines the obligations of the applicant relating to, but not limited to, substandard street reconstruction charges, stormwater management, park dedication, traffic improvements, pedestrian facilities, right-of-way dedication, controlled access and extension of utilities for adjacent properties and contribution for public infrastructure.
2. The applicant agrees that this subdivision will have an impact on the need for Parkland and that the cash in lieu of the land will satisfy parkland dedication requirements.
3. The Owner has requested to participate in the City's Storm Water Management Plan and pay a storm water management fee for the benefit of participation in the City's SWMP. The Owner is still obligated to provide temporary on-site sedimentation control during development of the Property. Specific obligations will be addressed in the Development Agreement.
4. Outlot B shall be dedicated to the City Rochester after the mid-block pedestrian connection is constructed.
5. A paved right-turn lane and by-pass lane shall be provided from County Road 109, per the requirements of the County Engineer. The applicant is responsible for the cost and construction of the lanes.
6. Prior to the submittal of the final plat the applicant shall submit a wetland delineation and replacement plan to the LGU for review and approval. If the replacement plan is not approved by the LGU, the plat shall be revised to avoid disturbance of the wetlands.
7. If maintenance and ownership of Outlots A, C & D is not addressed in the Development Agreement for this property, the Owner is required to execute a separate Maintenance and Ownership Agreement for said outlots, prior to final plat approval.

Planning Staff Review and Recommendation:

The Planning Staff has reviewed the submitted final plat in accordance with the Rochester Zoning Ordinance and Land Development Manual, Section 61.225 and would recommend approval subject to the following modifications / conditions:

1. ***A GIS Impact Fee and E911 Addressing Fee shall be assessed and must be paid prior to recording the final plat, per the September 26, 2003 memorandum from Rochester-Olmsted Planning Department – GIS Division.***
2. ***Parkland dedication shall be in the form of cash in lieu of land in the amount of \$19,090 with payment due prior to recording the final plat documents, per the September 19, 2003 memorandum from Rochester Park and Recreation.***

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3. *A paved right-turn lane and by-pass lane shall be provided from County Road 109, per the requirements of the County Engineer. The applicant is responsible for the cost and construction of the lanes.*
4. *Outlot B shall be dedicated to the City Rochester after the mid-block pedestrian connection is constructed.*
5. *The final plat documents shall be revised to dedicate a 10 foot drainage easement along the south side of Lot 11, Block 5 and along the north side of Lots 8 and 10, Block 5 as shown on the grading plan.*
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7. *No Parking shall be allowed and "No Parking" signs shall be posted along one side of Bridgeview Lane SE.*

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ROCHESTER

— Minnesota —

TO: Consolidated Planning Department
2122 Campus Drive SE
Rochester, MN 55904

DEPARTMENT OF PUBLIC
WORKS
201 4th Street SE Room 108
Rochester, MN 55904-3740
507-287-7800
FAX – 507-281-6216

FROM: Mark E. Baker

DATE: 9/29/03

The Department of Public Works has reviewed the application for Final Plat #02-21, for Stonebridge. The following are Public Works comments on this request:

1. A Development Agreement has been executed for this Property.
2. A City-Owner Contract has been executed by the Owner and will be scheduled for Council approval on 10/6/03.
3. The mid-block pedestrian connection shown as Outlot 'B', should be dedicated to the City.
4. A Sanitary Sewer connection charge will be apply to the frontage of proposed Lots 1 & 2, Block 7, in addition to the previous connection charge estimate for J9793 since no direct connection to the sanitary sewer in Cnty 109 was anticipated for this property.

Development charges/fees applicable to this property are addressed in the Development Agreement and City-Owner Contract, with the exception of:

- ❖ The Sanitary Sewer Connection Charge for Lots 1 & 2, Block 7 is included in the City-Owner Contract, but inadvertently omitted that the charge specified is for each lot. The charges invoiced for Stonebridge will include the additional 80 feet of sanitary sewer connection charge which is applicable to this Property for Lots 1 & 2, Block 7.



Rochester-Olmsted Planning Department
GIS/Addressing Division
2122 Campus Drive SE
Rochester, MN 55904-4744
Phone: (507) 285-8232
Fax: (507) 287-2275

PLAT REFERRAL RESPONSE

DATE: September 26, 2003

TO: Jennifer Garness

FROM: Randy Growden
GIS/Addressing Staff
Rochester-Olmsted County
Planning Department

CC: Pam Hameister, Wendy Von Wald; Dave Morrill

**RE: STONEBRIDGE
FINAL PLAT #02-21**

UPON REVIEW OF THIS PLAT THE FOLLOWING FEES ARE REQUIRED TO BE PAID BEFORE THE PLAT IS RECORDED. THIS APPLIES TO ALL PLATS RECORDED ON OR AFTER JUNE 1, 2003.

E911 ADDRESSING FEE: \$1360.00 (68 LOTS/ADDRESSES)

GIS IMPACT FEE: \$560.00 (72 LOTS/OUTLOTS)

Notes: 1. Additional E911 Addressing fees may be required upon Site Plan review.
2. Final Plats must be legally recorded before request for address Applications are submitted to E911 Addressing Staff-Rochester/Olmsted County Planning Dept.

A review of the **final plat** has turned up the following **ADDRESS** or **ROADWAY** related issues:

1. The roadway on this plat illustrated as 38 AVENUE SE (COUNTY ROAD 109 SE) is still wrong and needs to be corrected.

RECOMMENDATION: Change roadway designation to read 36 AVENUE SE (COUNTY ROAD 109).

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ROCHESTER PARK AND RECREATION DEPARTMENT
201 FOURTH STREET SE
ROCHESTER MINNESOTA 55904-3769
TELE 507-281-6160
FAX 507-281-6165

MEMORANDUM

DATE: September 19, 2003

TO: Jennifer Garness
Planning

RE: Stonebridge 1st
Final Plat # 02-21

Acreage of plat.....	26.37
Number of dwelling units.....	68 units
Density factor.....	.0244
Dedication	1.66 a
Fair market value of land.....	\$11,500 / a

The Park and Recreation Department recommends that dedication requirements be met via: Cash in lieu of land in the amount of \$19,090 (1.66 a X \$11.500 /a) with payment due prior to recordation of the final plat.

Applicant:
Exemplar
7420 Unity Ave N , Suite 310
Brooklyn Park MN 55443

SEP 25

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WETLAND COMMENTS FOR DEVELOPMENT APPLICATIONS

Application Number: Request for Comments on FP #02-21 Stonebridge

- ☐ No hydric soils exist on the site based on the Soil Survey
- ☐ Hydric soils exist on the site according to the Soil Survey. The property owner is responsible for identifying wetlands on the property and submitting the information as part of this application.
- ☐ A wetland delineation has been carried out for the property and is on file with the Planning Department.
- ☐ A wetland delineation is on file with the Planning Department and a No-Loss, Exemption, or Replacement Plan has been submitted to the Planning Department.
- ☒ A wetland related application has been approved by the City. This plan incorporates the approved wetland plan.
- ☐ No hydric soils exist on the property based on the Soil Survey. However, due to the location in the landscape, the property owner should examine the site for wetlands. The property owner is responsible for identifying wetlands.
- ☐ Other or Explanation:

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The hand to reach for...
DAVID A. KAPLER
Fire Chief

DATE: September 29, 2003

TO: Jennifer Garness, Planning

FROM: R. Vance Swisher, Fire Protection Specialist

SUBJ: Final Plat #02-21 to be known as Stonebirdge by Exemplar, Inc Money Purchase Pension Plan. The Plat proposes to subdivide approximately 26.37 acres of land into 68 lots for single family development and 4 outlots.

With regard to the above noted project plan, the fire department has the following requirements:

1. An adequate water supply shall be provided for fire protection including hydrants properly located and installed in accordance with the specifications of the Water Division. Hydrants shall be in place prior to commencing building construction.
2. Streets and roadways shall be as provided in accordance with the fire code, RCO 31 and the Zoning Ordinance and Land Development Manual. Emergency vehicle access roadways shall be serviceable prior to and during building construction.
 - a) Streets less than 36 feet in width shall be posted "No Parking" on one side of the street. Streets less than 28 feet in width shall be posed "No Parking" on both sides of the street.
 - b) Cul-de-sacs less than 96 feet in diameter shall be posted "No Parking".
3. All street, directional and fire lane signs must be in place prior to occupancy of any buildings.
4. All buildings are required to display the proper street address number on the building front, which is plainly visible and legible from the street fronting the property. Number size must be a minimum 4" high on contrasting background when located on the building and 3" high if located on a rural mail box at the public road fronting the property. Reflective numbers are recommended.

c: Donn Richardson, RPU, Water Division
Mark Baker, Rochester Public Works
Exemplar, Inc., Money Purchase Pension Plan
McGhie & Betts, Inc,